

30367

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THIS INDENTURE WITNESSETH, that PEGGY M. STIVERS, who was formerly Peggy M. Sloan, and ELDON V. STIVERS, her husband; and ROBERT SLOAN and LUCILLE SLOAN, husband and wife, Grantors, for the consideration hereinafter stated have bargained and sold and by these presents do grant, bargain, sell and convey unto MERIT E. SMITH and MARY W. SMITH, husband and wife, Grantees, the following described premises situated in Klamath County, Oregon, to-wit:

Lot 178 of Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Agreement concerning the operation of the dam and control of the water levels of Upper Klamath Lake Reservations and easements contained in the Dedication of Third Addition to Sportsman Park; and any easements of record; and to the following building and use restrictions which grantees, their heirs, grantees and assigns, assume and agree to fully observe and comply with, to-wit:

- (1) That grantees will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
- (2) That they will use said premises solely as a residence or summer home site.
- (3) That each said lot shall never be subdivided nor shall any less portion than the whole of said lot ever be sold, leased or conveyed, and that no building except one summer home or residence and the usual and necessary outbuildings thereto shall ever be erected thereon.
- (4) That no building shall ever be erected within 10 feet of any exterior property line.
- (5) That the foregoing covenants are appurtenant to and for the benefit of each and every other lot in said Third Addition to Sportsman Park and shall forever run with the land and shall bind the premises hereinafter conveyed for the benefit of each and every other lot in said addition and the foregoing covenants and restrictions shall be incorporated in and made a part of each and every other deed or conveyance hereafter executed for the purpose of conveying these premises.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1200.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the grantors do hereby covenant to and with the grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth and those which may have been incurred by grantees; and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth and any suffered or created by grantees.

DANONG, DANONG
& HERRON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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IN WITNESS WHEREOF, They have hereunto set their hands and seals this 3rd day of March, 1969.

Peggy M. Stivers (SEAL)

Eldon V. Stivers (SEAL)

Robert Sloan (SEAL)

Lucille Sloan (SEAL)

By Peggy M. Stivers
their Attorney-in-Fact

STATE OF OREGON)
County of Klamath) SS March 4, 1969
Personally appeared the above named Peggy M. Stivers, (who was formerly Peggy M. Sloan) and Eldon V. Stivers, her husband, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Claver M. Farney
Notary Public for Oregon

(SEAL)
My Commission Expires: 2-6-73

STATE OF OREGON)
County of Klamath) SS March 3, 1969
Personally appeared Peggy M. Stivers (who was formerly Peggy M. Sloan) who being duly sworn, did say that she is attorney-in-fact for Robert Sloan and Lucille Sloan, husband and wife, and that she executed the foregoing instrument by authority of and in behalf of said principals, and she acknowledged said instrument to be the act and deed of said principals.

Before me:

William Farney
Notary Public for Oregon

(SEAL)
My Commission Expires: October 3, 1972

STATE OF OREGON,
County of Klamath,
Filed for record at request of
Roberta J. Anderson
on this 21st day of March A.D. 1969
at 11:30 o'clock A. M. and du
recorded in Vol. M-69 of Deeds
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Wm D. MILNE, County Clerk
by Robert J. Anderson Deputy
Fee \$3.00

DANBRO, DANBRO
& DORRIS
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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